

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 14380, as amended, of the Vermont Avenue Baptist Church, pursuant to Paragraph 8207.11 of the Zoning Regulations, for variances from the lot occupancy requirements (Sub-section 3303.1) and from the requirements that a penthouse shall be set back from all exterior walls a distance at least equal to its height above the roof upon which it is located (Paragraph 3201.26b) for a proposed addition to an existing church, a nonconforming structure, in a R-4 District at premises 1630 Vermont Avenue, N.W., (Square 277, Lot 48).

HEARING DATES: January 15, April 16 and October 8, 1986  
DECISION DATE: October 8, 1986

DISPOSITION: The Board GRANTED the application by a vote of 5-0 (Maybelle T. Bennett, Paula L. Jewell, William F. McIntosh, Charles R. Norris and Carrie L. Thornhill to grant).

FINAL DATE OF ORDER: October 17, 1986

ORDER

The Board granted the application by its Order dated October 17, 1986, subject to the condition that construction be in accordance with the plans marked as Exhibit No. 26 of the record. By letter dated May 27, 1987, the applicant requested Board approval of proposed modifications to the plans originally approved by the Board. The proposed modifications to the approved plans were the result of the process of converting schematic drawings to working drawings. The Board waived the requirements of Section 3335.3 of the Zoning Regulations in order to consider the request for modification of plans more than six months after the final date of the order.

The requested modification of plans result in some modifications to the dimensions resulting from a change in the point of measurement; the retention of some existing walls necessary to provide adequate support to portions of the existing structure to be retained; changes in the treatment of the handicapped access area; reconfiguration of proposed interior space necessitated by the need to retain certain interior walls and practical locations for mechanical equipment; and the elimination of a roof terrace and skylight for economic reasons.

The Board concludes that the proposed modifications, for the most part, are minor in nature and do not substantially alter the size, shape, configuration or appearance of the project as initially approved. However, the Board is of the opinion that the elimination of the roof top terrace and skylight proposed as an economy measure is inappropriate in that the ambience and character of the exterior of the structure will be substantially altered. The Board concludes that the remaining modifications are generally cosmetic in nature. The applicant requires no additional variance relief from the Board. The material facts relied upon by the Board in approving the application are still relevant. There was no opposition to the proposed modification of plans.

It is therefore ORDERED that the proposed modification of plans marked as Exhibit No. 43B of the record are APPROVED in part, SUBJECT to the CONDITION that the roof level terrace and planters, and the skylight described in Nos. 6 and 7 of Exhibit No. 43A of the record, shall be constructed in accordance with the plans originally approved by the Board and marked as Exhibit No. 26 of the record. In all other respects, the Order of the Board, dated October 17, 1986, shall remain in full force and effect.

DECISION DATE: September 2, 1987

VOTE 5-0 ( Maybelle T. Bennett, Carrie L. Thornhill, Paula L. Jewell, William F. McIntosh and Charles R. Norris to approve, in part).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:

  
EDWARD L. CURRY  
Executive Director

FINAL DATE OF ORDER: NOV 2 1987

UNDER 11 DCMR 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

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THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

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